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Notes/Follow-up from May 31 meeting

1 message

All Neighbors <[REDACTED]> Tue, Jun 25, 2019 at 4:19 PM
 To: Jynvy Urteaga <[REDACTED]>
 Cc: Kevin Nahai <kevin.nahai@lacity.org>, Debbie Dyner Harris <debbie.dynerharris@lacity.org>, Aviv Kleinman <Aviv.Kleinman@lacity.org>, David Hudson <[REDACTED]>

Hi Jynvy,

Thank you again for meeting with us on June 1st at Councilmember Paul Koretz's office - where we were joined by Kevin Nahai, Debbie Dyner Harris, and Aviv Kleinman - as well as by David Hudson joining you in representing Etco Homes.

As you're aware, we met with the goal of improving conditions for residents of the 700 block of N. Sweetzer for the remaining year of Etco Homes' work on our block. We also met to find ways to remedy the negative impact that the past three years of construction have already had on our community's quality of life, health, and property.

Below is a recap of the meeting's suggested remedies. Please refer to original document distributed at meeting for background and history of problem. I can also email you a copy if needed...

1) AIR QUALITY

SUGGESTED REPARATIONS/REMEDIES:

1) We ask that CWV-Sweetzer, LLC perform air quality tests regularly and make those results available to the public. Furthermore, we ask it implement further measures to contain the aforementioned toxins from further contaminating the neighborhood.

SCAQMD told me that air testing is reserved for large projects. When combined, the multiple projects Etco has on Sweetzer, Croft, and Alfred might qualify especially since they've had a demonstrable impact on air quality in terms of heavy concentration of dust and particulate matter. Can Etco work with SCAQMD to have the air tested? We'd also like to Etco to work with SCAQMD to insure that the site is inspected on a regular monthly basis.

2) We also ask that CWV-Sweetzer, LLC perform the following cleanup for our health and safety:

- clean all the windows (interior and exterior) of those buildings directly impacted by the site's dust and fumes.

Jynvy agreed to do this. We still need to determine which buildings would qualify. The priorities are 735 N. Sweetzer, which is right across the street from the 728-748 site and 724 N. Sweetzer, which is between the two sites. 725 N. Sweetzer, which is across from the 714-718 site, is also impacted.

- purchase air purifiers and a year's worth of air filters to cover the remaining year of construction. Keep in mind, we're still paying for the energy to run these purifiers and our air conditioners which we use to filter air and cut noise.

This item was not discussed but is a priority. We'd like Etco provide one-time thorough housecleaning for that limited number of residents who've developed respiratory issues or more dust in their home since Etco began construction.

- purchase one-time house-cleaning services for residents most afflicted with respiratory issues. Again, this item was not discussed but also a priority. We'd like Etco provide one-time thorough housecleaning for that limited number of residents who've developed respiratory issues or more dust in their home since Etco began construction.

2) STREET PARKING

SUGGESTED REPARATIONS/REMEDIES:

1) We ask that CWV-Sweetzer, LLC step up their promise to ease the parking problem, including providing the workers with off-site parking and **FORBIDDING** them from parking on the 700 block of N. Sweetzer and on the cross-street, Waring.

We were assured that workers had been prohibited from parking on these streets. Jynvy said that if we see workers parking, we should report it to her and David, which we have. Councilmember Koretz's staff has also asked Parking Enforcement to increase their enforcement efforts on Sweetzer and the surrounding cross streets. And yet, workers continue to park on N. Sweetzer. What can we do to enforce this?

Jynvy offered to keep a list of residents' license plate numbers and accompanying phone numbers so neighbors can be called rather than towed.

To clarify, have workers also been forbidden from parking on Waring?

2) We also ask that CWV-Sweetzer, LLC refund tow and ticketing charges to those residents who incurred these charges due to improper signage and loss of street parking stock.

Jynyvy agreed to do this and is currently working with the two unfairly towed residents who were listed on the original document to reimburse them. Should I reach out to my email list reimburse other residents who've been unfairly towed?

3) We also ask that CWV-Sweetzer, LLC work with the City to get our block designated for preferential parking.

It was determined that Etco Homes has no way of expediting the process of getting our block designated for preferential parking.

4) We also spoke about the possibility of reserving the east side of Sweetzer for only a few hours a day when absolutely necessary instead of the entire day.

Jynyvy and David agreed that would take down the "No Parking/Tow-Away Zones" on the east side of the street when they do not absolutely need it, i.e., on days when deliveries and other work is completed before the 6pm end-time. Where are we on this?

3) NOISE

SUGGESTED REMEDIES:

1) We ask that CWV-Sweetzer, LLC cease all work before allowable hours, including deliveries.

Jynyvy insisted materials need to be delivered before 7am. Regardless, since legal work hours begin at 7am, there should be no NOISE before 7am... not from workers hanging out, not from deliveries, not from trucks idling... not at 10pm, not at 1am, not at 6am. Can we agree on that?

2) We also ask that CWV-Sweetzer, LLC provide us weekly with a daily schedule that indicates expected noise levels so that those residents who work from home can anticipate when they need to arrange to work elsewhere. Days where trucks will be backing up all day should be especially noted as the loud beeping is the most intrusive.

Jynyvy agreed and has already followed through with the first schedule. As we refine this, the schedule should indicate, along with anticipated work, its impact on noise and any impingements to air quality, street parking and street traffic. This schedule should be clearly and consistently communicating to me and possibly mounted on the front doors of affected buildings (just like production companies do when they film the area.) What is most effective in terms of regularity, i.e., done weekly but indicating the work and its impact for all six working days?

3) We ask that CWV-Sweetzer, LLC instill in their workers the habit of using walkies rather than shout at one another.

David blamed this on subcontractors. However, ultimately Etco is responsible for this and other worker behavior. And even in the days after our meeting, I heard a lot of unnecessary shouting and yelling. So this still needs to be communicated to workers.

4) WATER

SUGGESTED REMEDIES:

1) We ask that CWV-Sweetzer, LLC provide us with documentation that this water does not present a health hazard

David stated that within the next couple of months the water issues will be abated as the building will be heavy enough to push the water down underground. Even so, I would like to see some sort of documentation verifying the cause of the water, so as to dispel the rumors that have been circulating in the neighborhood... rumors that have grown more extreme as the situation persisted without anyone explaining it to us.

5) DAMAGE TO PRIVATE PROPERTY

SUGGESTED REPARATIONS:

1) We ask that CWV-Sweetzer, LLC repair driveways

Jynyvy agreed Etco will repair driveways. Tony Wright also had agreed to repair the driveway between 725 and 735 N. Sweetzer before he left. The owner of 735 N Sweetzer Ave has photo documentation of a huge forklift maneuvering its load of lumber while on her driveway. Should I have her reach out to you, Jynyvy?

6) DAMAGE TO CITY PROPERTY

SUGGESTED REMEDIES:

1) N. Sweetzer needs to be repaired NOW as well as in a year when the construction is over for "S Gallery at Melrose" residents.

The idea that repairs are made to the street now was tabled in favor of the more realistic idea that Etco would repair the street upon conclusion of construction. Etco is looking into whether or not they took out a bond to fix public infrastructure. Jynyvy did assure us that from Etco's perspective, it's important things look nice so it's likely streets will be repaired. What is the status of our request for Etco to repair the 700 block of N. Sweetzer between Melrose and Waring, as well as the alley connecting N. Sweetzer to N. Harper?

7) STREET TRAFFIC

SUGGESTED REMEDIES:

1) We ask that CWV-Sweetzer, LLC never again block residents—or our delivery trucks—from entering our own street. Yes, agreed to be done. Again, worker behavior is Etco's responsibility so this needs to be made clear to them.

2) We ask that CWV-Sweetzer, LLC include on the weekly schedule when streets will be blocked. Jynvyv agreed and has begun this. See above under NOISE.

**8) WORKER BEHAVIOR
SUGGESTED REMEDIES:**

1) We ask that Etco communicate to their workers that these reckless and abusive behaviors are strictly forbidden. Jynvyv agreed this would be done. Again, bad sub-contractors are still Etco's responsibility.

2) We also ask Etco Homes to provide an on-site contact person to whom we can report worker misbehavior and that that person be required to take immediate action. Jynvyv agreed. We await the information.

3) We would like to be apprised as to how workers are vetted in terms of union affiliation, citizenship, documentation, etc. What are the standards for who is brought into what is essentially our front yards? Again, David said they hire subcontractors who are not technically Etco employees, so they do not have control over those workers' behavior, but that anyone who behaves objectionably should be reported and that "they will be terminated immediately" The question of unions and citizenship was not addressed.

On behalf of residents of N. Sweetzer Ave, I look forward to working with you to restore our block to a habitable one...

Sarah